

SITE INFORMATION

Ownership and Availability

Site

1. Is the library site currently owned by the applicant? Yes ☒ No ☐
2. Will the library site be owned by the applicant? Yes ☒ No ☐
3. Will the library site be leased by the applicant? Yes ☐ No ☒
4. If the library site will be leased, provide the name of the owner: > _____
5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"? [See Education Code section 19995 (c)] Yes ☐ No ☒
6. Is the site currently dedicated to the operation of a public library? Yes ☐ No ☒

Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant? Yes ☐ No ☐
8. Will the building be owned by the applicant? Yes ☐ No ☐

Title Considerations

Site

9. Are there any exceptions to marketable record title? Yes ☒ No ☐

Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title? Yes ☐ No ☐

Appraisal

(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)

Site

11. What is the appraised value of the library site? > \$ 1,370,000
(or library portion of site, if multipurpose project)
12. Does the appraiser have a State Certified General Real Estate Appraiser's License? Yes ☒ No ☐

Building *(For Conversion Projects Only)*

13. What is the appraised value of the building? > \$ _____
(or library portion of building, if multipurpose project)
14. Does the appraiser have a State Certified General Real Estate Appraiser's License? Yes ☐ No ☐

Site Use Potential

Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The City of Calabasas Public Library will be located in the northeastern portion of the City at 23800 Park Sorrento and will be the City's only Library. The Library project is a crucial part of the new Civic Center complex, which is also proposed to include a new City Hall, a Community Theater, and an office building (potentially future City Hall annexation space). The site for the Civic Center has been strategically positioned within Calabasas to provide equal access to the whole community. About 70 % of the population and the majority of key destination points are in close proximity to the Civic Center, within a 1.5 mile radius boundary. The western portion of the City is linked to the Civic Center by an approximate 5 minute car trip on US Interstate 101.

The Library will be an integral part of the "heart-of-Calabasas." Although Calabasas is a small city, the Civic Center will be located in the new "downtown". Calabasas incorporated in 1991 and has been innovative with city design. The Civic Center is the fourth phase of a Master Plan to create a suburban "City Center". The Master Plan, drafted in 1993, has endeavored to create a thriving City core. The Commons retail development, the Kilroy office buildings, and the Hilton Garden Inn were the first three phases; all have been completed successfully. The whole Calabasas Park Centre area is centrally located in the City's major commercial corridor. The Calabasas Park Centre Master Plan area creates a unique urban link between Calabasas' historic birth place, the "Old Town" region, and the established businesses along the City's main street, Calabasas Road.

Calabasas is a mountain community situated within the Santa Monica Mountains National Recreation Area. The Santa Monica Mountains are therefore a prominent feature of the City's geography and community identity. Thus, there is a large hillside on the southern side of the Library site restricting southern access. However, the tree-lined hillside provides a magnificent backdrop to the Library and Civic Center, and there is ample access from the north, east, and west. Apart from two residential areas, most of the City is south of US Interstate 101. The freeway enhances, rather than restricts, access in the City and to the Library. The site is 4 feet above street level, so there are no significant artificial or natural barriers to the Library.

Public Transit Access

* Number of public transit stops located within ¼ mile of site: > 9 _____

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

Three public transit providers operate 9 transit stops within a 1/4 mile of the Calabasas Public Library. There are public transit opportunities at varying times 7 days a week. One provider is the Los Angeles County Metropolitan Transit Authority (MTA). The MTA is the major transit operator for Los Angeles County. It serves over 9 million people and has a 1,433 square mile service area. There is 1 MTA transit stop within a 1/4 mile of the Library site, and 4 in the City, on MTA route 161. Another provider is the City of Los Angeles Department of Transportation (LADOT). LADOT operates a commuter express called the DASH. DASH Route 423 has 1 stop in the 1/4 mile Library radius, and 2 stops in the City. The MTA and DASH routes connect Calabasas to cities in Los Angeles and Ventura Counties, and bring Library users from other cities and regions.

The third major public transit provider in Calabasas is the City's own Transportation & Intergovernmental Relations Division (TIGR), which currently has 4 transit programs in place to serve residents. Since incorporation, the City has been pioneering means of providing differing types of unique transportation services to citizens. The City's mountainous geography, the desire to be sustainable, and City smart growth initiatives led the TIGR to make accessible transit a major priority. As a result, the TIGR has used creative and innovative means to establish public transit services, and continues to plan for the future.

The main TIGR transit service is the City's beloved Calabasas Trolley program, which is a clean fuel burning vehicle running on Friday, Saturday, and Sunday. The Trolley makes 21 stops in the City and 5 are within a 1/4 mile of the Library. In addition, a special after-school Library shuttle program has been established using the City's Trolley. The Library shuttle is part of the City's contribution to the Las Virgenes Room joint use program and provides students access to the Library. The program reduces up to 900 vehicle trips a week, eases traffic congestion, and helps reduce air pollution levels. The Summer Beach Bus and the Summer Recreation Shuttle are other TIGR transit programs that operate from June to August each year. Each program has 1 stop within a 1/4 mile of the Library. The final TIGR program, Dial-A-Ride, works like a taxi and does not have specific stops.

Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

As cities continue to grow, it is incumbent upon local jurisdictions to provide citizens multiple transportation opportunities. Calabasas adopted the Bicycle Master Plan in 1997, and the City is currently drafting the Pedestrian Master Plan to help the City meet this challenge. The existing bicycle infrastructure throughout the City is currently being expanded under the Master Plan. The present Class II bicycle lanes and bicycle routes within the vicinity of the Library span Calabasas Road, Parkway Calabasas, Park Sorrento, Park Centre, and Park Granada. These routes serve the City's major population centers, the main residential neighborhoods, and the school facilities. Future projects include a lane that will link the Library to the western part of the City. There are 5 bicycle parking spaces required by the City's development code for the Library, but 30 will be provided.

The Pedestrian Master Plan focuses on two guiding principles: integration and connectivity. The plan is a realistic effort that encourages walking as an alternative to automobile reliance. This specialized plan compliments the City's existing Park Centre Master Plan by further connecting activity centers. Although not all parts of Calabasas' mountainous geography lend themselves to pedestrian activity, the City has taken significant steps to promote walkability in the urban areas of the community.

To promote pedestrian activity, the plan calls for sidewalk and curb extension construction, signal timing and push button crosswalks installation, signage and pedestrian marking, and the provision of pedestrian bridges and pedestrian amenities. The Calabasas Park Centre area, where the Library is to be located, is identified as a principle destination in the plan. The goal for the area is to encourage pedestrian traffic and connect land uses in order to aid the Calabasas Park Centre Master Plan with the creation of a vibrant central City core. Numerous pedestrian paths connecting the Library to the City's core help realize this goal.

Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

There is one major freeway, two primary access roads, three secondary access roads, and nine major intersections serving vehicular traffic that will access the proposed City Library. US Interstate 101 is a major north/south regional transportation corridor. US 101 not only connects Calabasas to surrounding regions, it also links the neighborhoods and communities within Calabasas. The freeway gives western Calabasas Library users quick access to the Library, and the 101 will facilitate use of the Library by nearby communities as well. The Parkway Calabasas/US 101 interchange is 3 blocks from the Library.

The two primary roads within the City of Calabasas that Library users will travel on to the Library site are Calabasas Road and Parkway Calabasas. Calabasas Road is an east/west route and runs through the City's main commercial corridor. Parkway Calabasas is a north/south route that serves the City's central residential areas. Vehicular traffic will enter the Library site from either Calabasas Road to Park Centre, or from Parkway Calabasas to Park Sorrento. Park Centre and Park Sorrento are small collector streets, but provide direct entry to the Public Library. A secondary access route to the Library would be through Park Granada, south of the site. Park Granada connects with Calabasas Road to the northeast, and Parkway Calabasas to the southwest, and serves additional residential areas. The Library driveway entrance is on Park Sorrento and has two curb cuts.

The City's Transportation Division identified nine intersections in the Library's vicinity in a recent traffic study (required for California Environmental Quality Act compliance) that studied the potential environmental impacts of the project. The traffic study reported no significant traffic impacts would result from the development of the Library. In summary, there is excellent automobile access and a supporting street grid system to facilitate users from the City, schools, and surrounding areas.

Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. > Parkway Calabasas	1	13,834	02/13/2002
2. > Park Sorrento	1	2,523	02/13/2002
3. > Calabasas Road	2	21,081	02/13/2002
4. > US 101/Parkway Calabasas Interchange	3	17,904	07/15/1999

Library Automobile Parking

1. Number of library parking spaces available off street, on library site:> 80 spaces
2. Number of library parking spaces available off street, off library site:> 630 spaces
(within 500 feet of front door)
3. Number of parking spaces available on street:> 12 spaces
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking:> 722 spaces

Zoning Requirements

5. Number of on-site library parking spaces required by local zoning:> 47 spaces
6. Was a zoning variance or waiver obtained for the project for parking?> Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?> 0 spaces
8. Provide number of square feet per parking space as required by local zoning:> 180 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations:> SF

Automobile Parking to Building Square Footage Ratio

10. Calculate:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{43,000 \text{ SF}}{23,332 \text{ SF}} = > 1.84 \text{ SF of Parking/1SF of Building}$$

Example:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.5 \text{ SF of Parking / 1 SF of Building}$$

Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking> 30 spaces

Parking Rationale

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

There are 47 total parking spaces required for the Calabasas Public Library according to the City's Development code. This quantity was determined using a 1/500 square feet (sqft) ratio of spaces to building square footage, with a 23,332 sqft Library building, and includes 15 staff spaces. However, because of the Library's importance to the City and the City's commitment to providing service, the Library parking has been programmed for 33 extra parking spaces. The City wants a successful Library project that will be able to serve the needs of Calabasas citizens. The City believes 80 spaces will accomplish this task.

In addition to the 80 programmed Library parking spaces within 500 feet of the Library's front door, there are a number of other parking opportunities for Library patrons. The 80 Library parking spaces will be located in a surface parking lot. These spaces will ultimately be relocated to an above ground parking structure that is programmed as part of the final phase of the City's Civic Center Master Plan. There will be 450 total spaces in the parking structure, including the 80 designated Library spaces, which will be available to Library users. In the structure, there will be 15 stalls reserved specifically for the Library patrons that will be located at the entrance of the parking structure, directly adjacent to the Library. These spaces will provide convenient pick-up and drop-off parking opportunities for Library users. Of the 15 Library stalls, 3 will be 15-minute spaces and 12 will be 2-hour spaces. This will ensure user-friendly parking that will provide for the range of various types of patron visits to the Library. The City also plans to include 12 1-hour spaces in the final phase along Park Sorrento for additional Library access.

Another consideration for Library parking is that the programmed components of the City's Civic Center will conduct business at different hours. The City Hall and office/civic building will not be open on weekends, and the Community Theatre will predominantly operate at night. The ability to share spaces as a result of the non-competing uses will contribute substantial additional Library parking. The Non-Library Civic Office space on the second floor of the Public Library project is not scheduled to open until the City Hall phase of the Civic Center is completed, when parking for this use will be provided. Should parking for the Non-Library Civic Offices be required prior to this, areas around the site have been identified to accommodate the parking, but will not be developed until needed.

There are also approximately 180 Commons parking spaces within 500 feet of the Library's front door. The City's intention is to create a walkable City Center, and by concentrating the four phases of the Calabasas Park Centre Master Plan in close proximity, the potential for multipurpose trips is created. Citizens can shop at the Commons and then browse at the Library or visit the Library during their lunch-hour. The public transit services to the City's central area contribute to the sustainable goals of the Calabasas Park Centre Master Plan project and help to promote the Downtown core as a walkable destination, which further eases parking congestion.

Visibility

Describe how visible and prominent the public library building will be within the library service area.

Calabasas has good neighborhoods, a thriving business sector, a modern government, and an excellent environmental protection plan. Although the City only incorporated in 1991, it is a model of Civic excellence for the new millennium. Calabasas recognizes the balance between growth and ecology, and the City strives to meet the needs of current residents, as well as those of the future. The well planned Civic Center and Library are therefore intended to serve the City for many years.

Thus, the City has mandated the Civic Center have a strong, visible identity that will present a distinguished civic image for years to come. As the signature piece of the City's community identity the project will engage, not retreat, from the public realm of the street. The Civic Center and Library will contribute to the City's urban fabric by locating primary activities toward the front of the site. The Library is the central building on the Civic Center complex and has prominent street frontage on Park Sorrento. The Library also opens onto the civic plaza and will be clearly visible along the pedestrian connection to the Commons.

The Civic Center and Library will be announced along Calabasas Road by a monument sign, and a large sign will be located on the Library's streetfront façade. The design of the Civic Center will also include a strong vertical element (such as a bell tower or campanile), which is intended to be a major identifying piece for the complex. This element will be visible from the City's main street, Calabasas Road, to celebrate the presence of the Library and Civic Center as a special place for the City's citizens.

Community Context & Planning

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The Library is located in a unique pedestrian district that includes the Civic Center complex, the Commons retail development, the Kilroy office project, and a Hilton hotel. This district has been crafted to be the most public, most vibrant, and most mixed-use part of the City of Calabasas. The Library not only brings a necessary civic component to the district; the activity the Library brings to the district will help synergize reciprocal relationships among the various uses in the downtown core. It is intended that parents can shop and then go to storytelling hour with their children, that seniors can attend a lecture at the community room and then browse in the Library, and that City Hall and adjacent office employees can borrow reading materials during their lunch hour. The Library will enhance the intellectual and emotional quality of public life of downtown Calabasas.

There will be a large concentration of public uses located in the Civic Center. One feature of the Library is the community meeting room that will serve Calabasas community groups and local schools, and provide a space for numerous other public functions. City Hall holds many regular public meetings for its government bodies, which include the City Council and a number of Commissions and Boards. The versatile Community Theatre will present dramatic and musical productions and be available for conferences and seminars. Citizens and visitors to the downtown civic district will also enjoy an abundance of public open space areas, which include the Civic Center plaza, an amphitheater, and the Library reading gardens. All of the planned public activity contributes to the civic nature of the Civic Center and will connect the Library to the City's core.

The physical connections that link the Library to all of the uses in the district have been carefully considered. The Library fronts and opens onto the City's primary public gathering space, the Civic Plaza. The plaza will be visible from Calabasas Road and adjacent to the Commons outdoor food and shopping opportunities. The plaza is directly linked to an outdoor garden space, which links the Civic Center to the Commons. The already well established Commons will help activate the Civic Center. There are also pedestrian connections west of the Library. The generous and inviting streetscape will conduct users from the Kilroy offices and Hilton hotel to the Library. The elaborate landscape design with enhanced pedestrian spaces will attract patrons.

Site Selection Process

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

Shortly after Calabasas incorporated in 1991, the newly formed community embarked on a major proactive planning effort which culminated in the Calabasas Park Centre Master Plan. The goal of the plan was to chose a district in which to locate and create a downtown core. The plan sought to provide a range of different uses that could be intertwined to form a thriving city center, one that contained not only the City's civic uses but also places to work, shop, and play. The creation process of the downtown district is nearly finished. The Civic Center and Library component will complete the implemenation of this plan.

The first three phases of the Calabasas Park Centre Master Plan have been constructed. The Commons, with its restaurants, entertainment opportunities, garden promenade, and outdoor meeting spaces has become the City's central gathering spot and the Commons is a very special place for the community of Calabasas. Adjacent to the Commons, the Kilroy office park provides excellent commercial space in its three modern office buildings on Park Sorrento. The Hilton hotel is the most recently completed phase of the Plan and welcomes visitors to the City. The City now desires to fulfill its vision and unite all the downtown uses together, by building a Civic Center and Library in the middle of this urban core.

In both site selection and design, the City has entered into a comprehensive public process to ensure that the Civic Center and Library addresses the needs and desires of the community these institutions will serve. Decisions made in this process reflect the input from extensive community participation. The formation of the Civic Center Advisory Committee helped guide the effort, along with the City's Planning Commission, Library Commission, and City Council. Numerous public workshops resulted in the Civic Center site selection and design process being shaped by the collective voice of the community of Calabasas. The City ensured the proper site selection and design of the Civic Center and Library by contracting well respected architects and urban designers. The use of experts, including well qualified Library consultants, aided the staff of the City's Community Development Department and Engineering and Public Works Department in the site selection and acquisition process of this unique project.

Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The site of the Calabasas Civic Center and Public Library is centrally located within the City at the intersection of Park Sorrento and Park Centre. The site can be accessed from two of the City's main thoroughfares, Parkway Calabasas and Calabasas Road, and the City's major freeway, US Interstate 101. The site is situated on City owned land in the middle of the Commons shopping center, the Kilroy office park, and the Hilton hotel. These four individual development projects are the physical manifestation of a comprehensive Master Plan for the Calabasas Park Centre area. The original goal of the 1993 Master Plan was to plan and bring into existence a vibrant urban center for the City, which at that time had no downtown core.

The construction of the Civic Center and Library are the final stage of the Calabasas Park Centre Master Plan buildout and the Civic Center project is the result of an exhaustive urban design process that commenced in 1999. Construction of the full project is pending subject to finalization of land assembly, final design, and municipal financing. The City hopes to use Bond Act 2000 grant funding to assist in the overall funding package for the Civic Center. The project has undergone a number of transformations as the City's citizens, public officials, staff, architects, and urban designers have labored to produce a worthy final product. The Civic Center Master Site Plan has been extensively revised to realize the community's vision for the project.

The present goal for the design process is to evoke a place-making strategy that will provide an energized, active hub for the Calabasas Park Centre area that truly creates a prominent, visible representation of the City of Calabasas. In order to achieve such a complex, the paramount architectural principle has been to "create a Civic Center that embodies an accessible government, that reaches beyond the immediate boundaries of site to engage the City and surrounding communities".

The change in Civic Center design goals has resulted in the search for new means to affect a distinguished and prominent Civic complex. In order to maximize the site's land use potential, the City has looked at incorporating more "urban clay" into the project. The architects and designers have recommended the addition of a piece of property that is contiguous to the present City-owned property. The early building programming for the Civic Center called for a City Hall, Library, and Community Theater. It is now apparent to the City that the increased acreage would allow for more street frontage, give the site greater presence, and generate activity to enliven the site by creating room for an expanded building program.

Calabasas is now investigating the possibility of acquiring the additional land, which is currently a 126 space surface parking lot serving the adjacent Kilroy office development. This decision has the potential to affect the Library, because certain aspects of the whole Civic Center project are not complete. The City wants to assure the State that there will be no negative consequences to the Public Library portion of the project. The Civic Center design process has been carefully supervised since its inauguration. There are certain aspects of the project, like the inclusion of the Library and its design parameters, that have been constant. The City's commitment to these elements has been resolute. The Library building, the City Hall, and the spirit of the project have been non-negotiable, entrenched facets of the Civic Center that are immutable.

The City of Calabasas has an undeniable need for a Public Library that outweighs any consideration that could possibly jeopardize the ultimate success of either the Library or the whole Civic Center project. The City separated from the County Library service system and started its own Library service, and has been planning for a permanent home for its creation ever since. In order to be eligible for a grant award to help achieve that goal, the City has employed a phasing element to permit the construction of a Library prior to the conclusion of Civic Center programming. The Library and 80 space surface parking lot will comprise the first phase of the Civic Center. This will allow for the completion of the Library, while simultaneously affording the City the time necessary to diligently investigate the addition of land and uses to the Civic Center site. The well documented and researched need for the Library and conceptual design of the Library will not change, whatever the final project programming.

The current Master Site Plan includes the Library, City Hall, a Community Theatre, additional office/civic space, and an above ground parking structure for the Civic Center site. Conceptual site planning has programmed 9,526 sqft of Non-Library Civic Office space above the Public Library, but these offices will be completely separate from the Public Library and not utilized until the City Hall phase of the Master Plan is constructed (and therefore no interior finishes or furnishings will be provided for this space at present). If the acquisition of the additional land were to become infeasible, then the Master Site Plan would have to be scaled down. While this would preclude some of the current programming for the Civic Center, the overall vitality of the project is still high in both scenarios. The essential components of the project, the Library and City Hall, are the key ingredients to the project and would still allow the City to realize its vision and construct an outstanding, albeit different, City center.

Site Description

Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

<u>All Projects</u> (Except Multipurpose Buildings)		<u>Square Footage</u>
1. Proposed Library Building Footprint ¹	>	_____ SF
2. Proposed Library Surface Parking Lot	>	_____ SF
3. Proposed Library Parking Structure Footprint ¹	>	_____ SF
4. Future Library Building Expansion Footprint ¹	>	_____ SF
5. Future Library Parking Expansion	>	_____ SF
6. Required Local Zoning Set-Backs	>	_____ SF
7. Desired Aesthetic Set-Backs & Amenities	>	_____ SF
8. Miscellaneous & Unusable Space	>	_____ SF
9. Total Square Footage of Library Project Site	>	_____ SF
10. Proposed Under-Building Parking	>	_____ SF

¹ "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

Multipurpose Building Projects Only

		A Library² Dedicated <u>SQ FT</u>	B Library Portion of Common <u>SQ FT</u>	C Other³ Common <u>SQ FT</u>	D Other³ Dedicated <u>SQ FT</u>
1. Proposed Building	>	23,332	0	0	9,586
2. Proposed Surface Parking Lot	>	43,000	0	0	0
3. Proposed Parking Structure	>	0	0	0	0
4. Future Building Expansion	>	0	0	0	0
5. Future Parking Expansion	>	0	0	0	0
6. Required Local Zoning Set-Backs	>	0	0	0	0
7. Desired Aesthetic Set-Backs & Amenities	>	0	0	0	0
8. Miscellaneous & Unusable Space	>	54,670	0	0	22,330
9. Total Square Footage of Multipurpose Project Site	>	121,002	0	0	31,916
10. Proposed Under-Building Parking	>	0	0	0	0

² Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

³ "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Zoning

Classification

1. What is the current zoning classification of the site? > Commercial, Mixed Use (CMU)

2. Will the site have to be rezoned to build the project? Yes ☐ No ☒

Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project? Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted? > _____
(Date)

Permits & Fees

Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >Zoning Clearance	\$ 150	Dec 2003
6. >Site Plan Review	\$ 325	Dec 2003
7. >Conditional Use Permit	\$ 2,500	Dec 2003
8. >Plan Check and Inspection	\$ 114,558	Jan-Apr 2004

Drainage

9. Is the site in the 100-Year Flood Plain? Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site? Yes ☐ No ☒

11. Do any watercourses that require control drain off the site? Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site? Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

N/A

California Environmental Quality Act (CEQA)

CEQA Litigation

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

No. A Mitigated Negative Declaration was adopted for this project by the Calabasas City Council in June, 2002. A copy of the document and noticing and completion filing verification is provided in the application packet. An addendum to the Mitigated Negative Declaration was required for the inclusion of the Las Virgenes Room homework center in the Library Building Program. The Addendum stated there were no adverse environmental impacts attributable to this minor change in the project. The Addendum was adopted by the Calabasas City Council in March, 2003.

Energy Conservation

Describe what measures (including building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

Sustainability has been institutionalized in the design process for the Civic Center and Library complex because it is an important aspect of the principles upon which the City was founded. The design process for all Civic Center buildings will utilize an "Integrated Design Solution" approach that collectively investigates opportunities to provide higher system performance to achieve energy efficiency. For example, "waste" heat from one system may serve as a pre-heat for another. Another example is combining two parallel but similar systems into one system that could serve two functions, like combining fire suppression piping with a chilled water loop. The end result will be a dramatic reduction in the size of the systems required and concomitant reduction in the operating costs for these systems.

Specific project conservation examples include reducing energy use 30% below California Energy Code (Title 24) levels. To reduce heat gain from Civic Center plaza, light colored reflective paving will be used. Areas within the building where the "urban island" heat effect could occur will be reduced to help ease air conditioning loads. Tree plantings on the east and west sides of the Civic Center property are planned to function as assists to microclimate control by creating shade, and reducing ambient temperatures via evapo-transpiration. Building orientations will be chosen to optimize daylight hours and minimize unwanted solar heat gain and glare. Overhangs, vertical shading, and deeply recessed windows will reduce late afternoon solar gain in summers, but still emit low elevation winter sun for passive solar heating. Wind flows will be capitalized for natural ventilation strategies. Interior design strategies, such as locating shelving near windows, will make the best use of natural lighting.

The final design of the Library will include other energy conservation measures that are still being investigated. These include the use of solar heating for hot water service. Photovoltaic panels will be used to help the Library provide some of its own power. Gas-fired microturbines and fuel cells will replace emergency generators. HVAC systems that do not deplete ozone by releasing CFC's will be employed in order to respect global ozone protocols. In an ongoing effort to ensure that all of the mechanical, electrical, and life safety systems function effectively, monitoring and verification systems will be installed.

Historic Buildings

Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago? Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places? Yes ☐ No ☒
3. A National Historic Landmark? Yes ☐ No ☒
4. A National Monument? Yes ☐ No ☒
5. On County or Municipal Historic Designation list? Yes ☐ No ☒
6. On the California Register of Historical Resources list? Yes ☐ No ☒
7. A California Historical Landmark? Yes ☐ No ☒
8. A State Point of Historical Interest? Yes ☐ No ☒

Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency? Yes ☐ No ☒
10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed? Yes ☐ No ☐

If not, please explain.

N/A

State Historic Preservation Office (SHPO)

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☒

No ☐

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

The State Historic Preservation Office was contacted regarding the City of Calabasas Public Library project. The Office replied that the local Planning Department should be consulted to determine if the project would have any impacts on historic landmarks and properties. The City of Calabasas Community Development Department reported that there are no historic buildings or properties on or adjacent to the Public Library site. In addition, the Community Development Department noted that the site was inspected for cultural resources prior to the original 1991-1992 site grading as part of the Environmental Impact Report prepared for the work. There were no cultural resources found and no potential environmental impacts identified in the final Environmental Impact Report.

Local Historic Preservation Ordinance

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐

No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

N/A

Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

The Civic Center site is currently vacant and was previously graded in 1990-1991. Based on preliminary findings from exploration, laboratory testing, and geotechnical engineering analyses, the proposed Library project is feasible from a geotechnical standpoint. Recommendations within the geotechnical report will be followed and incorporated into the design and construction of the Library project. The proposed site of the Civic center and Public Library is located in a seismically active zone, identified by the State of California Department of Mines & Geology, where ground shaking could occur. To minimize potential structural damage and loss of life from earthquakes, the latest edition of the Uniform Building Code will be utilized in the structural design.

The existing site consists of fill and weathered bedrock and will require that the soil be removed approximately 3' deep and recompacted to a density of 95% relative compaction to provide structural support for the proposed buildings. Most of the excavated onsite materials will be suitable to use as backfill. Any infill materials, if needed, will have a low expansion index. The fill materials will be placed in thin layers and compacted to a 95% relative compaction throughout the site.

A rigorous slope maintenance program will be adopted to protect the existing cut and fill slopes near the southern perimeter side of the Civic Center site. The maintenance program will include a landscape element that would help reduce surface erosion and minimize irrigation. The moisture content of the material on the outer face of the slope will be monitored to avoid excessive watering and drying. Proper drainage will be required, and continued maintenance and repairs will be needed to prevent the undermining of drainage structures. A vigorous vector control program will be implemented, and a debris collection structure at the toe of the slope will be installed to gather sloughed materials. Retaining wall design recommendations indicate wall foundations will be cantilevered and capable of deflecting and/or rotating to develop resistance to anticipated soils pressure and other loads.

The Library foundation will address expansion potential of the finish grading materials calculated to be in the "medium" range, per Uniform Building Code tables. Shallow foundations in the form of isolated and continuous footings placed on compacted fill underlain by bedrock, or on competent bedrock, will be used for the support of the proposed Library. Both buildings and exterior "slabs on grade" will require formed steel reinforcing or be "post tension" type designs.

Other geotechnical findings include that the site's liquefaction potential is low and seismic induced settlement will be insignificant. The proposed structures will be supported by a shallow foundation system that extends into competent bedrock or an engineered fill cap, and static settlement of the foundation will be insignificant. Site materials do have a "medium" expansion potential, but will be mitigated by excavation and recompaction of the native earth material to produce an engineered fill cap.

Site materials have a low corrosivity level and no special cement types are required.

Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. > N/A	\$
2. >	\$
3. >	\$
4. >	\$
5. >	\$
6. >	\$
Total Demolition:	> \$ 0

Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
2. Fiber Optic Cable	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
3. Telephone	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
4. Gas	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
5. Cable TV	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
6. Storm Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
7. Sanitary Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0
8. Water	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	> \$ 0

Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

Site Development Costs

	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....>	\$ 255,600	\$ 104,400
2. Cut, Fill & Rough Grading.....>	\$ 260,712	\$ 106,488
3. Special Foundation Support (pilings, etc.).....>	\$ 0	\$ 0
4. Paving, curbs, gutters & sidewalks>	\$ 408,960	\$ 167,040
5. Retaining Walls>	\$ 357,840	\$ 146,160
6. Landscaping>	\$ 204,480	\$ 83,520
7. Signage>	\$ 51,120	\$ 20,880
8. Lighting>	\$ 76,680	\$ 31,320
9. Removal of underground tanks>	\$ 0	\$ 0
10. Removal of toxic materials>	\$ 0	\$ 0
11. Rock removal>	\$ 153,360	\$ 62,640
12. Traffic signals.....>	\$ 0	\$ 0
Other (Specify):		
13. Site clearing/drainage	> \$ 117,576	\$ 48,024
14. General Conditions/Overhead	> \$ 242,204	\$ 98,929
15. TOTAL SITE DEVELOPMENT COSTS:>	\$ 2,128,532	\$ 869,401